

Date: January 6, 2011

TO: John Corbett, Commissioner, Planning, Design & Development

FILE: **P25 GR 2010 Growth Management Development Allocation**

SUBJECT: **2010 Development Allocation Strategy  
Growth Management Recommendations for Interim Allocation**

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In 2005, Brampton Council approved an Official Plan Amendment to implement the City's Response to Growth, which included an Annual Development Allocation Strategy to establish a growth cap of approximately 5,500 units annually to be applied on a Block Plan basis.

The City's 2010 Development Allocation Strategy was approved by Council on June 23, 2010, and recommended a total development allocation of 3,931 units. As part of the 2010 Strategy, Council passed a resolution permitting the Commissioner of Planning, Design, and Development to approve minor changes to the 2010 Allocation Strategy without further consideration of Council.

Several applications have been identified that are appropriate for interim allocation prior to the approval of the 2011 Development Allocation Strategy. For your approval, Table 1 is attached and lists the development applications and associated number of units that Growth Management is recommending receive interim allocation (Refer to Table 1: *Recommendations for 2010 Interim Development Allocation*).

**It is therefore recommended that the Commissioner of Planning, Design, and Development approve interim allocation for 3 applications, totalling 572 units. The City's total 2010 Development Allocation would therefore be 4,503 units.**

Provided below is a summary of each application (Refer to Map 1: *2010 Development Allocation Strategy- Interim Allocation*):

**C03E15.009 – Design Plan Services Inc. – Bezco Holdings Ltd.**

- A total of 520 units are proposed for the subject site consisting of 177 detached dwelling units, 180 semi-detached units, and 163 townhouse units.
- The site is located within Secondary Plan Area 28, and is currently not subject to a block plan approval process.
- A favourable recommendation report is scheduled to go to a PDD Committee Meeting in January, 2011, for draft plan approval and zoning bylaw amendment approval.
- Interim 2010 Development Allocation is recommended for this development.

**C05E15.005 - Metrus Development Ing. Sandringham/ Wellington  
Community Management Inc.**

- An infill residential development is proposed for the subject site consisting of 38 single detached units. The subject lands were formally a school site.
- The site is located within Block Plan Sub Area 28-1.
- A favourable report is scheduled to go to a PDD Committee Meeting in January, 2011, for draft plan approval.
- Interim 2010 Development Allocation is recommended for this development.

**C01E03.011- Howard, Roger. Eldomar Investments Limited**

- A mixed-use development consisting of 14 units is proposed for the subject site, which includes ground level commercial uses.
- A Public Meeting for this application is scheduled for January 17, 2011. Approval of an official plan amendment and zoning bylaw amendment is anticipated to occur in Spring, 2011.
- Interim 2010 Development Allocation is recommended for this development.

**ADDITIONAL APPLICATION FOR INTERIM ALLOCATION CONSIDERATION**

Consideration for interim allocation for the following application may be required under the 2010 Strategy. Should approval of this application be anticipated to occur in early 2011, Growth Management will prepare a subsequent memorandum for your review detailing the status of this application and any recommendations for interim allocation:

**C04E01.007 - Gagnon Law Bozzo Urban Planners Ltd – Medallion  
Developments Inc.**

- The development application proposes one residential apartment dwelling consisting of 254 apartment units which is the second phase of an overall development.
- The subject site is located within one of Brampton's Gateway Mobility Hubs and Primary Intensification Corridors.
- A Recommendation Report is scheduled to go to a January, 2011, PDD Committee Meeting to consider an Official Plan Amendment and Zoning Bylaw Amendment.

Should you have any questions or comments, please feel free to contact Janice Given at (905) 874-3459.

A handwritten signature in blue ink that reads "Daniella Balasal". The signature is written in a cursive style and is positioned above a horizontal line.

Daniella Balasal  
Growth Management Policy Planner

Cc: Adrian Smith  
Dan Kraszewski  
Janice Given

**Recommendations for 2010 Interim Development Allocation**

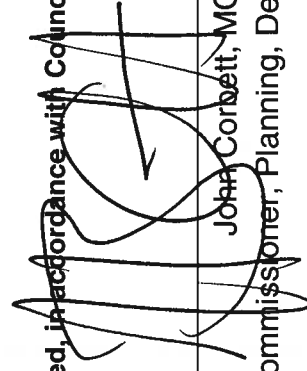
Last Updated: December 22, 2010 by DB

SPA	Block Planning Area	City File #	Development Planner	Development Application #	Applicant	Received (December 31, 2010)			2010 Recommended Interim Allocation ([A] = Priority Allocation)
						APT	FAM	TTL	
28	28-1	C03E15.009	Paul Aldunate	21T-10005B	Design Plan Services Inc. - Bezco Holdings Ltd.	0	520	520	520
28	N/A	C05E15.005	Paul Aldunate	21T-08004B	Metrus Development Inc. Sandringham/Wellington Community Management Inc.	0	38	38	38
54	N/A	C01E03.011	Dana Jenkins	ZBOP	Howard, Roger - Eldomar Investments Limited	14	0	14	14
<b>TOTAL</b>						<b>14</b>	<b>558</b>	<b>572</b>	<b>572</b>

1. None of the above applications are exempt from the development allocation strategy.

2. None of the above applications have been previously approved, nor have received allocation in the past.

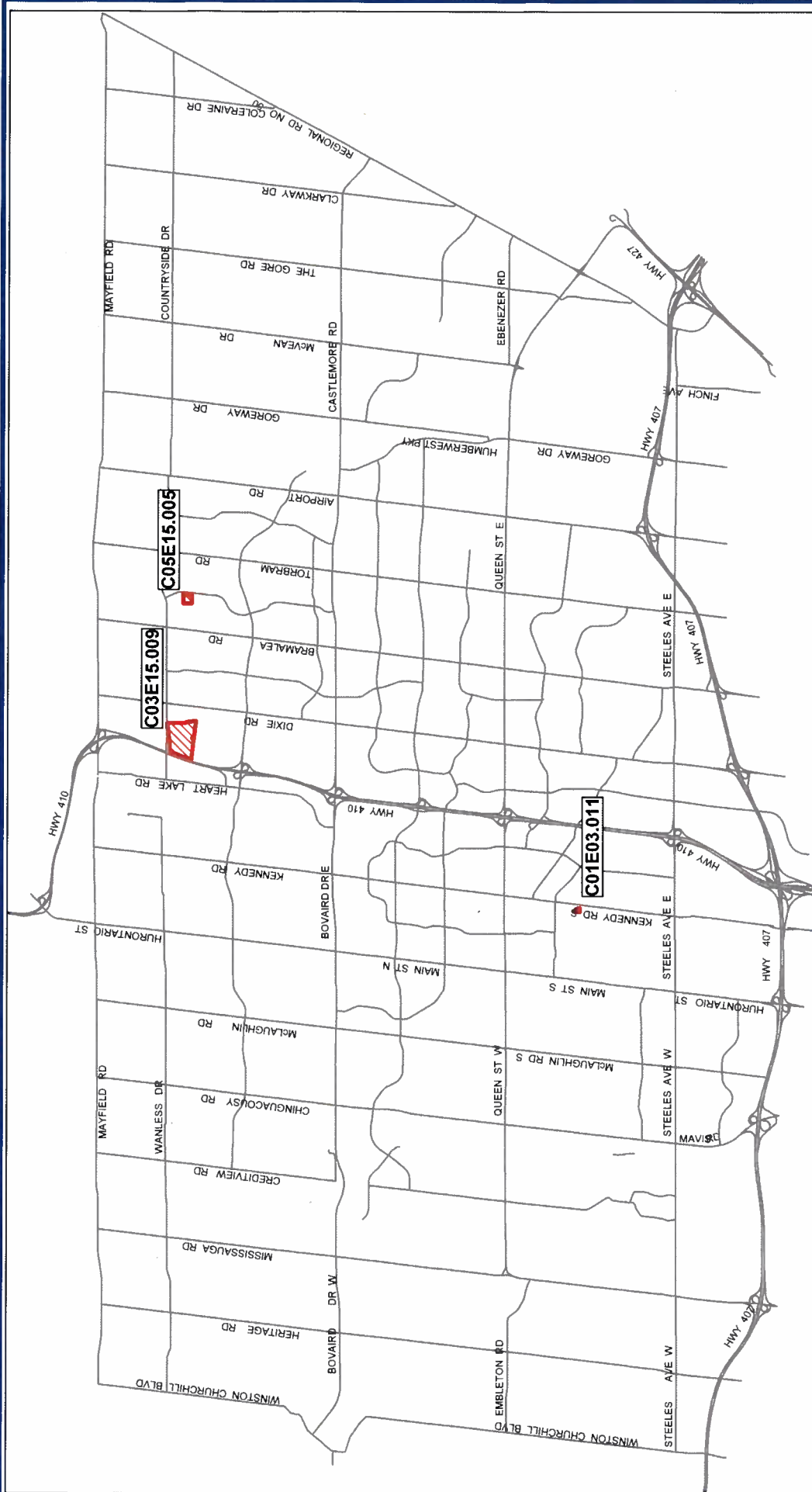
**Approved, in accordance with Council Resolution, June 23, 2010**



John Corbett, MCIP, RPP

Commissioner, Planning, Design & Development

June 10, 2011  
Date



Map 1: 2010 Development Allocation Strategy – Interim Allocation

**BRAMPTON**  
 Flower City  
 PLANNING, DESIGN & DEVELOPMENT

0 1 2 3 4 5  
 Kilometres

Date: 2010.12.23  
 DEVELOPMENT ALLOCATION.mxd

— Streets  
 ▨ Subject Lands